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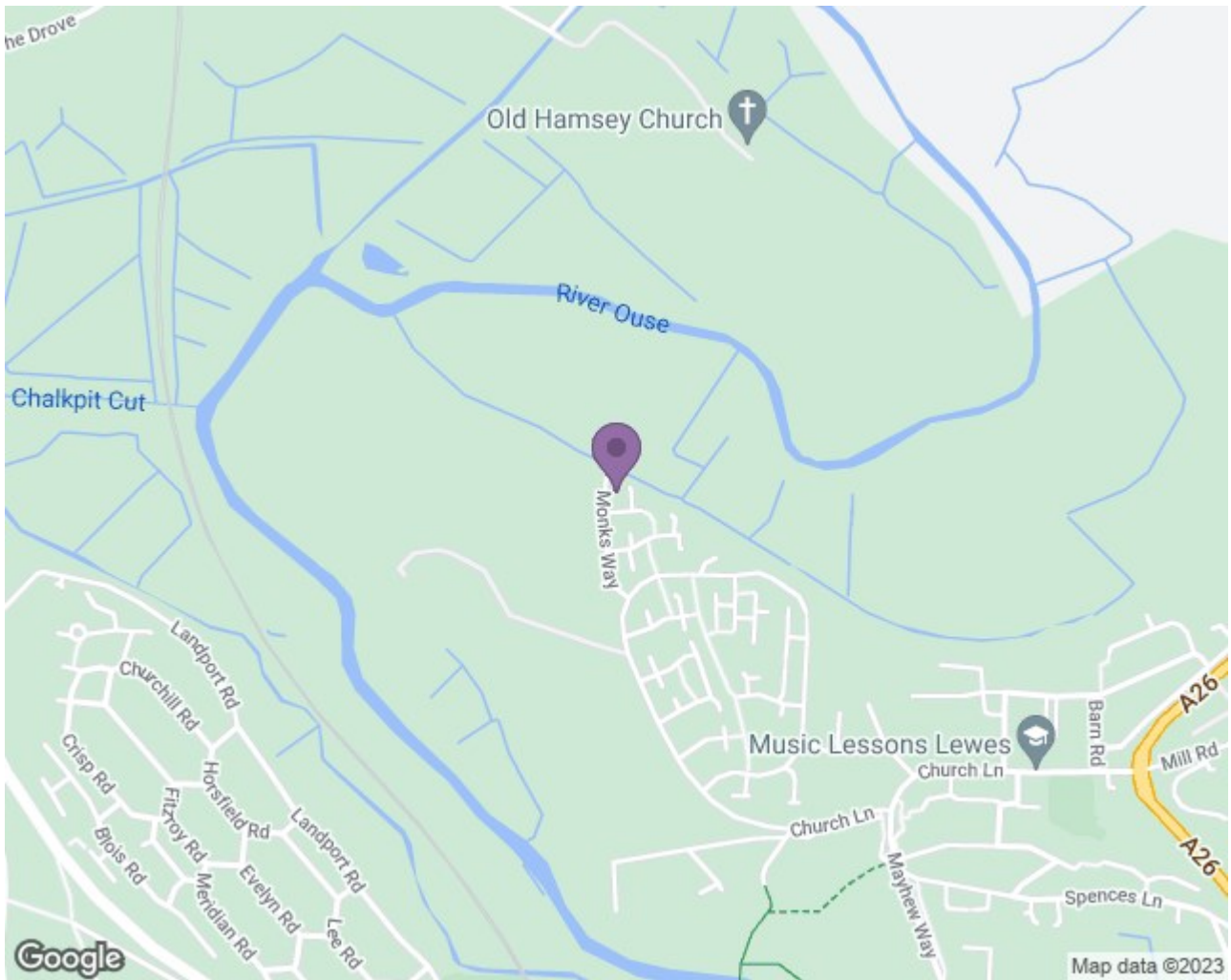
Monks Way, Lewes, East Sussex, BN7 2EX



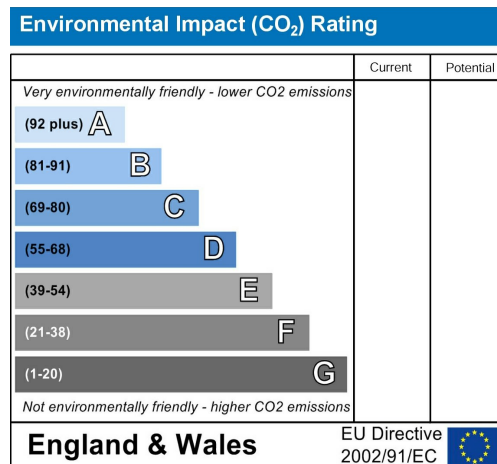
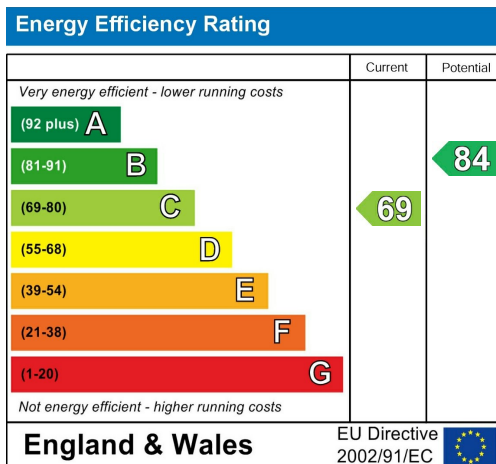
£370,000



## Location Map



## Energy Performance Certificate



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- End of terrace house
- Kitchen/dining room
- Conservatory
- Countryside views

- Three bedrooms
- Easy to maintain garden
- Allocated parking space
- EPC - C



## The Property

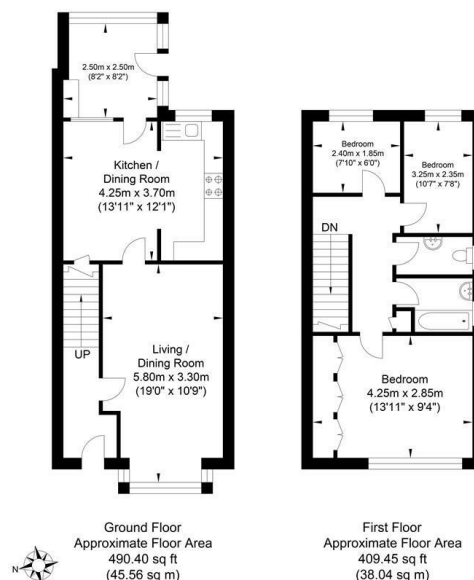
A well presented three bedroom end of terraced house located on the edge of the popular Malling Development. The house has three bedrooms and a bathroom with separate WC, lounge with open plan kitchen/dining room, useful conservatory and easy to maintain front and rear garden. There is an allocated parking space and views over neighboring countryside.

## The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

## Floor Plan

### Monks Way, Lewes



Approximate Gross Internal Area = 83.60 sq m / 899.86 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Canopied entrance porch:

Glazed front door leading to:

### Entrance Hall;

With stairs rising to the first floor.

### Living Room;

Full height square bay window to the front, two ceiling lights.

### Open plan kitchen/dining room;

The dining room has recessed spotlights and a deep understairs storage cupboard with fuse box. The kitchen area is fitted with a range of painted wooden units with a worksurface extending to include a 1½ bowl sink unit with mixer taps over. Integrated dishwasher and inset four ring gas hob, matching oven below and extractor hood above. Display cupboards with shelving and wine rack. Window overlooking the rear garden, space for fridge/freezer, part tiled walls.

### Conservatory;

Doors leading to the garden and window overlooking the rear garden, fitted shelves, space and plumbing for washing machine.

### First floor landing;

Large hatch access to loft space which has Velux window, pull down ladder, light and power. Doors to all bedrooms, airing cupboard housing sealed hot water cylinder with shelving over.

### Bedroom 1;

Large window to the front overlooking the countryside, full wall of fitted wardrobes with shelving and hanging rail.

### Bedroom 2;

Window to the rear overlooking the rear garden and surrounding countryside.

### Bedroom 3;

Window to the rear overlooking the rear garden and surrounding countryside.

### Door to separate w/c;

With wash hand basin and tiled splash back and shelving.

### Bathroom;

Fitted with a panelled bath with an electric Triton shower, wash hand basin and cupboard below. White electric towel rail, window to the side and fully tiled walls.

### Outside;

To the front of the property is an area of Astro lawn, boarded by railway sleepers. To the rear of the property the garden is fully enclosed by wooden fencing. There is a side access gate and wooden fencing, paved patio, the garden is predominately laid to lawn with Astro turf with raised flower and shrub borders.

### Parking;

Allocated parking space in rear compound positioned behind the property.

### Tenure: Freehold

Council Tax: Band D



**T: 01273 487444**